

Article 10 – Residential Low Density Zones

25.10.01 – Purpose

The purpose of the residential low density zones is to:

- a. Provide appropriately located areas for residential development that are consistent with the Plan and public health and safety;
- b. Ensure adequate light, air, privacy, and open space for each dwelling;
- c. Protect residents from adverse environmental effects;
- d. Promote a suitable environment for residential living through the provision of recreational, religious, and educational facilities as basic elements of a balanced neighborhood;
- e. Stabilize and protect the essential characteristics of existing residential development; and
- f. Foster development compatible with the topography and other natural characteristics of the area.

25.10.02 - Zones Established

The individual residential low density zones include the following:

Type of Zone	Distinguishing Feature	Name of Zone
Residential – Single unit dwellings (detached and semi-detached)	40,000 square feet minimum lot area	Residential Estate Zone ("R-400")
	20,000 square feet minimum lot area	Suburban Residential ("R-200")
	15,000 square feet minimum lot area	Low Density Residential ("R-150")
	9,000 square feet minimum lot area	Single unit Detached Dwelling, Restricted Residential ("R-90")
	7,500 square feet minimum lot area.	Single unit Detached Dwelling, Residential ("R-75")
	6,000 (or 5,000) square feet minimum lot area	Single unit Detached Dwelling, Residential ("R-60")
	4,000 square feet minimum lot area	Single unit Semi-detached Dwelling, Residential ("R-40")
NOTE: Provisions for medium density residential zones are contained in Article 11.		

25.10.03 – Land Use Tables

- a. The uses permitted in the single unit residential zones are shown in the table below.
- b. Uses are subject to applicable conditions of site plan approval.
- c. All special exceptions are subject to the requirements of Section 25.15.01.
- d. Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

	Uses	Zones							Conditional requirements or related regulations
		Residential Estate Zone	Suburban Residential Zone	Low Density Residential Zone	Single Unit Detached Dwelling, Restricted Residential Zone	Single Unit Detached Dwelling, Residential Zone	Single Unit Detached Dwelling, Residential Zone	Single Unit Semi-detached Dwelling, Residential Zone	
a. Residential:	Dwellings, single unit detached	P	P	P	P	P	P	C	Conditional use subject to the requirements of the R-60 Zone
	Dwellings, two-unit detached (duplex)	N	N	N	N	N	N	P	
	Accessory apartment	S	S	S	S	S	S	N	See. Sec. 25.13.06.a
b. Swimming pools, nonaccessory:		S	S	S	S	S	S	N	See. Sec. 25.15.02.w
c. Home-based business enterprise	Minor	P	P	P	P	P	P	P	See Sec. 25.09.06
	Major	S	S	S	S	S	S	S	See Sec. 25.09.06; See Secs. 25.15.02.g and m
d. Institutional uses:	Educational institutions, private	S	S	S	S	S	S	S	See Sec. 25.15.02.h
	Nursing homes	S	S	S	S	S	S	S	See. Sec. 25.15.02.i
	Child care home	P	P	P	P	P	P	P	
	Child care center								
	9 – 12 children	P	P	S	S	S	S	S	Special exception subject to the requirement of Sec. 25.15.02.f
	More than 12 children	S	S	S	S	S	S	S	
	Adult day care	S	S	S	S	S	S	S	

	Uses	Zones							
		Residential Estate Zone	Suburban Residential Zone	Low Density Residential Zone	Single Unit Detached Dwelling, Restricted Residential Zone	Single Unit Detached Dwelling, Residential Zone	Single Unit Detached Dwelling, Residential Zone	Single Unit Semi-detached Dwelling, Residential Zone	Conditional requirements or related regulations
Institutional uses (con't):	Charitable or philanthropic institutions	S	S	S	S	S	S	S	See. Sec. 25.15.02.e
	Group home:								
	Small	P	P	P	P	P	P	P	
	Large	S	S	S	S	S	S	S	
	Hospital	S	S	S	S	S	S	S	
	Housing for senior adults and persons with disabilities	S	S	S	S	S	S	S	See. Sec. 25.15.02.j
	Places of worship	P	P	P	P	P	P	P	
	Private club	S	N	N	N	N	N	N	
	Public utility buildings and structures	S	S	S	S	S	S	S	See Sec. 25.15.02.r
	Publicly-owned or publicly-operated buildings and uses, excluding sanitary landfills	C	C	C	C	C	C	C	Conditional use subject to a level 3 site plan review (Sec. 25.07.04)
	Veterinarian office and animal hospital	S	S	N	N	N	N	N	See. Sec. 25.15.02.x
e. Miscellaneous uses:	Bed and Breakfast lodging	S	S	S	S	S	S	N	See. Sec. 25.15.02.d
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08

	Uses	Zones							
		Residential Estate Zone	Suburban Residential Zone	Low Density Residential Zone	Single Unit Detached Dwelling, Restricted Residential Zone	Single Unit Detached Dwelling, Residential Zone	Single Unit Detached Dwelling, Residential Zone	Single Unit Semi-detached Dwelling, Residential Zone	Conditional requirements or related regulations
Miscellaneous uses (con't):	Wireless communication facility not located entirely within an existing building or on the roof or side of a building, or attached to an existing structure, including, but not limited to antennas on a freestanding ground mounted antenna support structure	S	S	S	S	S	S	S	Subject to the requirements of Secs. 25.09.07, and 25.15.02.y
g. Temporary uses:	1. Temporary buildings or yard for construction materials or equipment	C	C	C	C	C	C	C	Conditional use subject the requirements of Sec. 25.09.04
	2. Temporary office or model home	C	C	C	C	C	C	C	
	3. Christmas tree sales	C	C	C	C	C	C	C	
	4. Garden produce only during the months of May through October.	C	C	C	C	C	C	C	
	5. Temporary carnival	C	C	C	C	C	C	C	
g. Accessories		P	P	P	P	P	P	P	See. Secs. 25.09.01, 02, 03.

- e. *Limitation on Detached Single Dwellings* – Except as otherwise provided, no more than one (1) detached single unit detached dwelling may be built on a recorded lot.

25.10.04 – Prohibition on the Creation of New Pipestem Lots

No new pipestem lots may be created in any residential low density zone.

25.10.05 – Dimensional Standards

a. Table of Dimensional Standards

Zone	Minimum Lot Dimensions			Building Envelope Requirements						Lot Coverage			Additional Regulations
				Minimum Setbacks					Max. Height	Max. Lot Coverage (All main and accessory buildings)	Maximum Impervious Surface in Front Yard ¹	Minimum Pervious Area- Total Lot Area ¹	
	Area	Width at Front Setback Line	Width at Front Lot Line	Normal	Where established setback exceeds normal	Where street abuts	Where land abuts	Rear					
R-400	40,000 sq ft	150’	N/A	50’	Est. setback up to 100’	30’	20’	50’	40’	15%	10%	25%	-
R-200	20,000 sq ft.	100’	N/A	35’	Est. setback up to 100’	25’	13’	35’	40’	25%	20%		-
R-150	15,000 sq ft	90’	N/A	35’	Est. setback up to 60’	30’	13’	30’	40’	25%	25%		-
R-90	9,000 sq ft	80’	N/A	30’	Est. setback up to 60’	20’	11’	25’	35’	25%	30%		See. Sec. 25.10.08 for limitations on building height and floor area ratios in R-60, R-75 & R-90 zones
R-75	7,500 sq ft	70’	40’	25’	Est. setback up to 50’	20’	9’	20’	35’	35%	35%		
R-60	6,000 sq ft	60’	35’	25’	Est. setback up to 50’	20’	8’	20’	35’	35%	40%		
R-60 qualifying undersized lots	5,000 sq ft	50’	35’	25’	Est. setback up to 50’	20’	7’	20’	35’	35%	40%		-
R-40	4,000 sq. ft.	40’		25’	Est. setback up to 50’	25’	10’	20’	35’	40%	45%	Single unit detached dwellings: R-60 standards in lieu of R-40 standards	
Lincoln Park Conservation District	6,000 sq ft	60’	35’	25’	Est. setback up to 50’	20’	8’	20’	25’	1,500 square feet	40%	60%	See Sec. 25.14.02.1

¹ All main buildings, driveways, drive aprons, accessory buildings, decks, patios, swimming pools, and structures with a floor or roof are considered impervious. Internal sidewalks up to 4 feet wide, landscaping materials, play equipment, and other decorative structures are excluded from the impervious surface requirement.

b. *Maximum Lot Coverage*

1. *Inclusion of Accessory Buildings* - Maximum lot coverage includes accessory buildings; however historic structures, located in a legally designated historic district, are exempt from the calculation of rear yard coverage.
2. *Maximum Lot Coverage in the R-S District* - In the R-S District, the maximum lot coverage is 25%, except as provided for in 25.15.02.j for housing for senior adults and persons with disabilities.

c. *Impervious surface limits for corner lots and through lots*

1. *Corner lots* – On corner lots, the impervious surface limits for the front yard are one-half the percentage requirements shown in the development standards table in Section 25.10.05.a above.
2. *Through lots* – On through lots, the impervious surface limits for the two front yards are calculated as follows: Each front yard is defined as the area along the full width of the lot and the depth of the minimum front yard setback required in the zone. Each front yard must not exceed the impervious surface limits shown in the development standards table in Section 25.10.05.a above.

d. *Exclusions from Impervious Surface Requirements* – Nonresidential development in the Residential Low-Density Zones is excluded from the requirements set forth in Section 25.10.05.a, above for impervious surface and pervious surface requirements.

e. *Setbacks*

1. *Side Setbacks Where Street Abuts* – A street at a side lot is deemed to be a side street only if the lot abutting the rear of the subject lot does not front on the street, otherwise the front setback requirement must apply.
2. *Front Setback Where Established Setback Exceeds the Normal Setback* – In cases where the majority of lots located on one (1) side of a street between two (2) intersecting streets are occupied by buildings having a front setback different from the normal specified, any building hereafter must conform to the setback line up to the maximum specified.
3. *Minimum Setbacks* – A 50 foot setback is required from right-of-way of limited access, major or arterial highway unless the lot or lots are shown on an approved preliminary subdivision plan or an approved final record plat prior to January 1, 1980.

25.10.06 – Additional Neighborhood Districts

Historic District and Neighborhood Conservation District regulations are contained in Article 14 and the boundaries of such districts are shown on the zoning map.

25.10.07 – Accessory Uses and Structures

All accessory uses and structures must comply with the provisions of Article 9 of this Chapter.

25.10.08 – Special Regulations for Floor Area Ratios and Building Height in the R-60, R-75 and R-90 Zones.

- a. All residential dwellings in the R-60, R-75, and R-90 zones shall not exceed a floor area ratio (FAR) of 0.35, or up to 3,000 square feet of gross floor area, whichever is greater. Basements are included in the FAR calculation; cellars are not.
- b. The Planning Commission may allow an FAR up to 0.5 under a Level 2 site plan review as set forth in Article 7. In considering the proposed increased FAR, the Planning Commission must be guided by the following:
 1. Is the architectural design compatible with the existing adjoining and confronting residential dwellings?
 2. Are the side setbacks sufficient so as to not have an adverse impact on adjoining dwellings due to building height, lack of fenestration, or excessive wall length?
- c. The height of residential dwellings in the R-60, R-75, and R-90 zones is limited to 32 feet, measured at the mid-point of the front of the building from the surface of the pre-existing grade to the peak of a gable, hip or mansard roof or to the roof surface of a flat roof.
- d. The Chief of Planning may allow an increase in building height of up to 3 additional feet under a Level 1 site plan review as set forth in Article 7. In considering the additional height, the Chief of Planning must be guided by the following:
 1. Is the additional height justified by the architectural design?
 2. Will the extra height have an adverse impact on adjoining residential dwellings due to an adverse impact on light and air on the adjoining properties?

3. Is the extra height consistent with other dwellings along the same block?
- e. *Dwellings within Historic District Zones* – For residential dwellings within an Historic District Zone the FAR and height limit increases allowed by this Section may be approved by the Historic District Commission in connection with the granting of a Certificate of Approval pursuant to Section 25.04.04.f.
- f. *Regulations for existing dwellings* – Any dwelling in existence, or for which a valid building permit has been issued prior to (date of adoption) is not a development nonconformity. Such dwellings may be remodeled or repaired, and if destroyed through fire, flood, wind or other act of God, can be replaced so long as the building height and/or floor area does not exceed what previously existed. If a dwelling is demolished in accordance with a permit issued by the City, then any new construction must conform to the requirements of this Section.

25.10.09 – Nonconformities

All nonconforming uses and structures must comply with the provisions of Article 8 of this Chapter.

25.10.10 – Parking and Loading Requirements

All parking and loading within residential low density zones must comply with the provisions of Article 16 of this Chapter.

25.10.11 – Landscaping and Buffer Requirements

All landscaping and buffering within single unit detached dwelling zones must comply with the provisions of Article 17 of this Chapter.

25.10.12 – Signs

All signs within the Residential Low Density zones must comply with the provisions of Article 18 of this Chapter.